



Comprehensive Planning

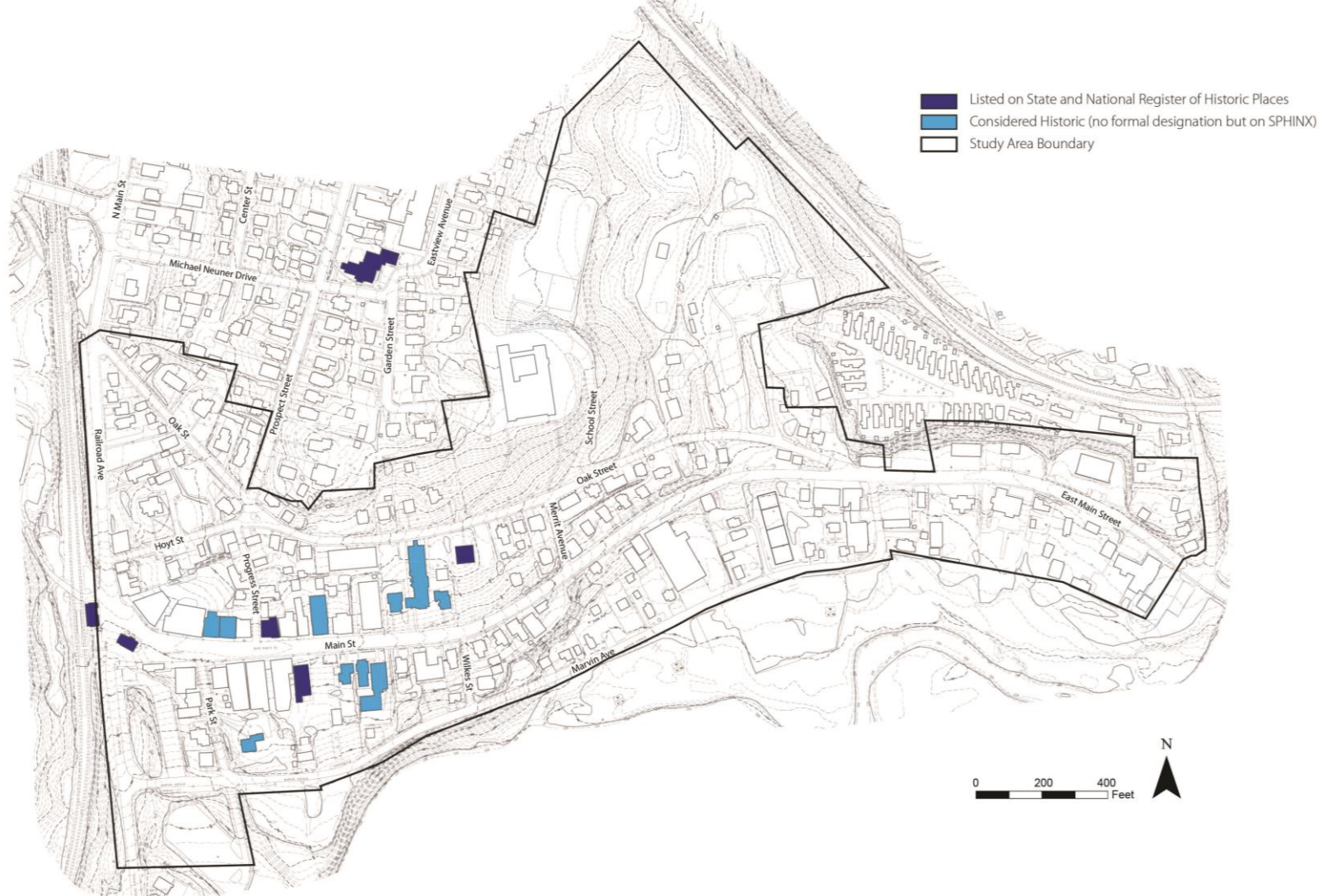
PRESENTED BY
VHB, Inc.

August 13, 2014

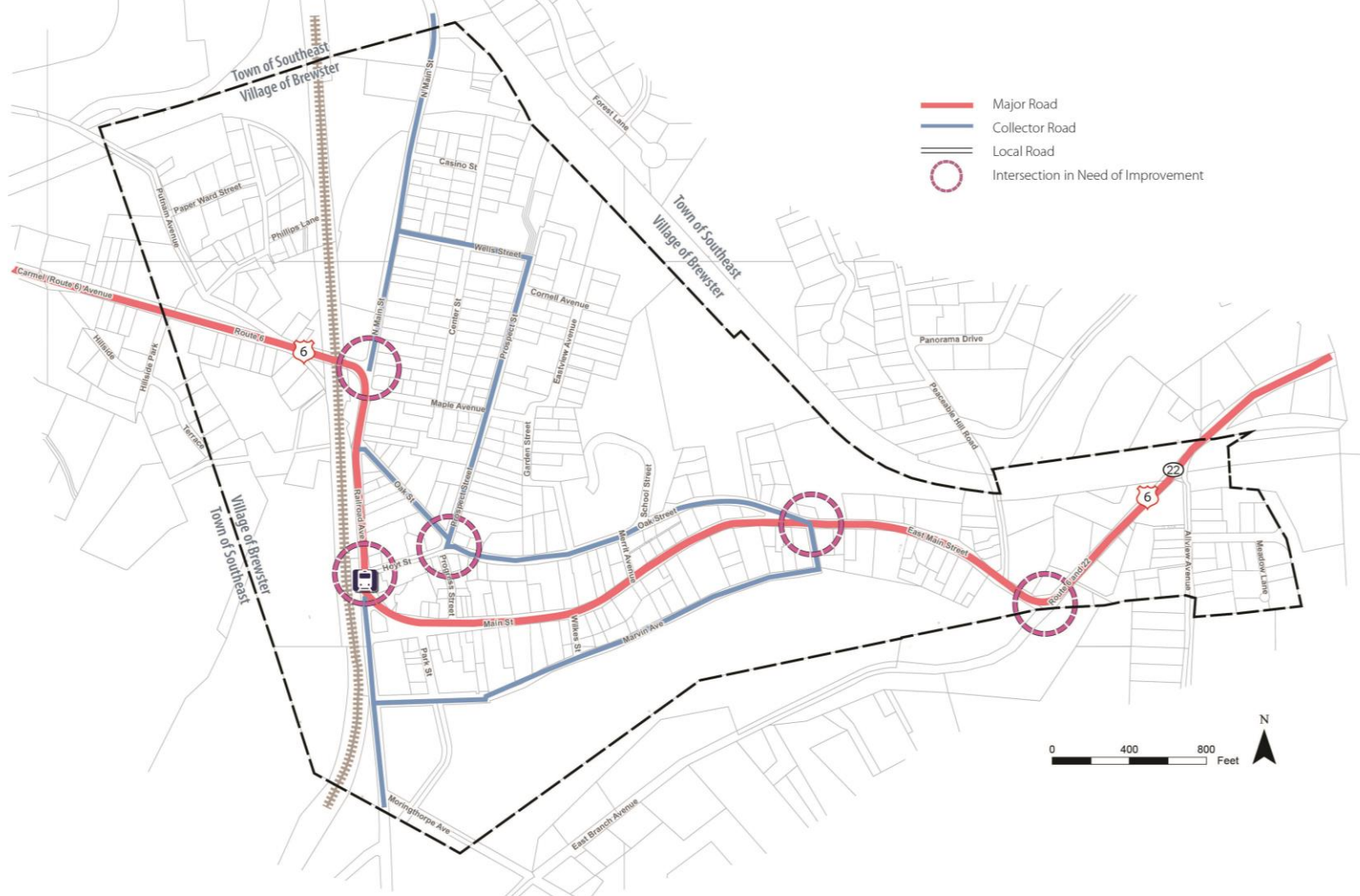
Village-Wide Planning and Zoning



Community Structure



Historic Buildings



Road System

Gateways into Brewster



North Main Street and Route 6

- Looking North at the Intersection



Main Street/Route 6/Route 202

- Looking Northeast at the Intersection



Main Street/Route 6/Route 202

- Looking North at the Intersection



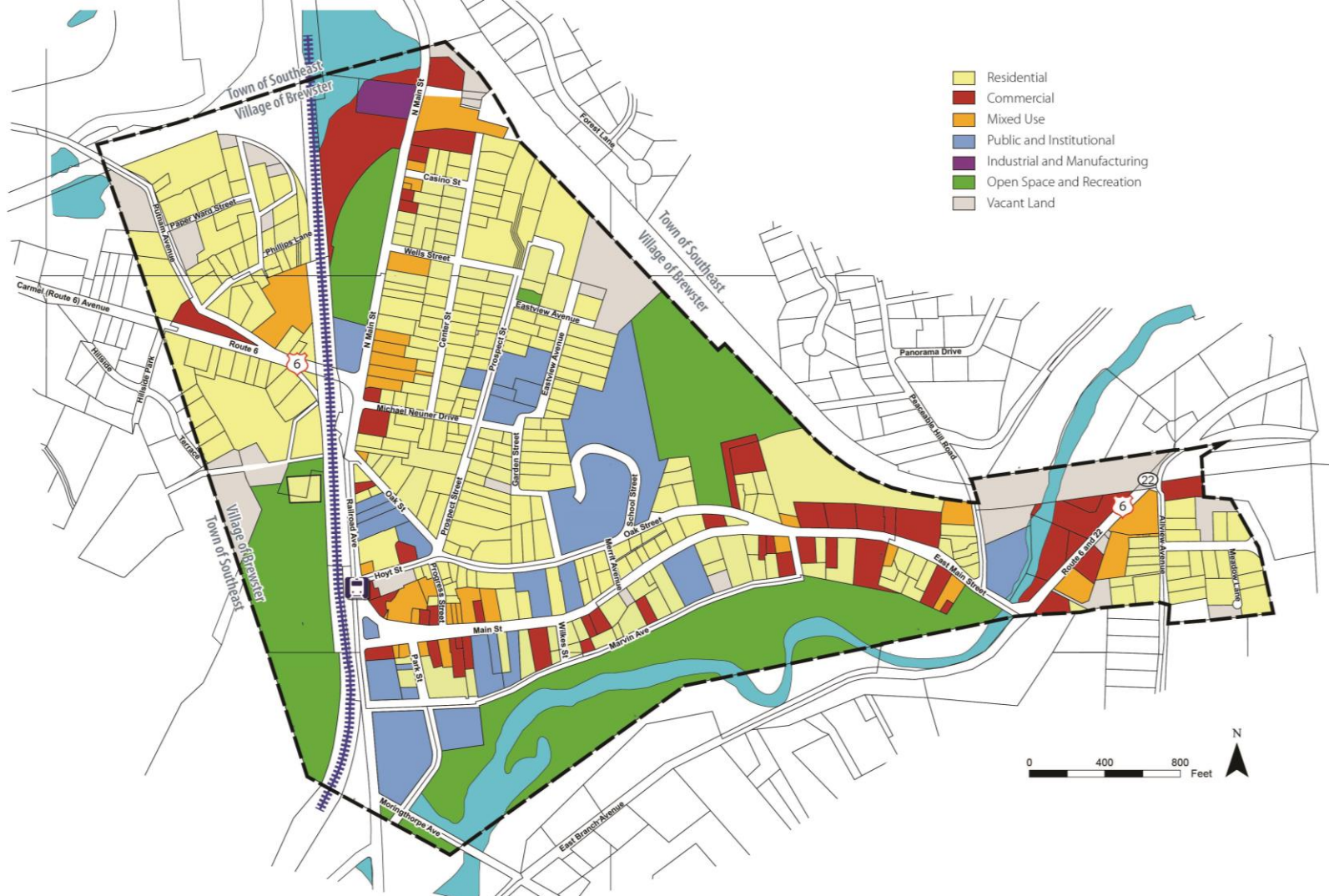
Main Street/Route 6/Route 202

- Looking South at the Intersection



Main Street/Route 6/Route 202

- Looking West at the Intersection



Existing Land Use

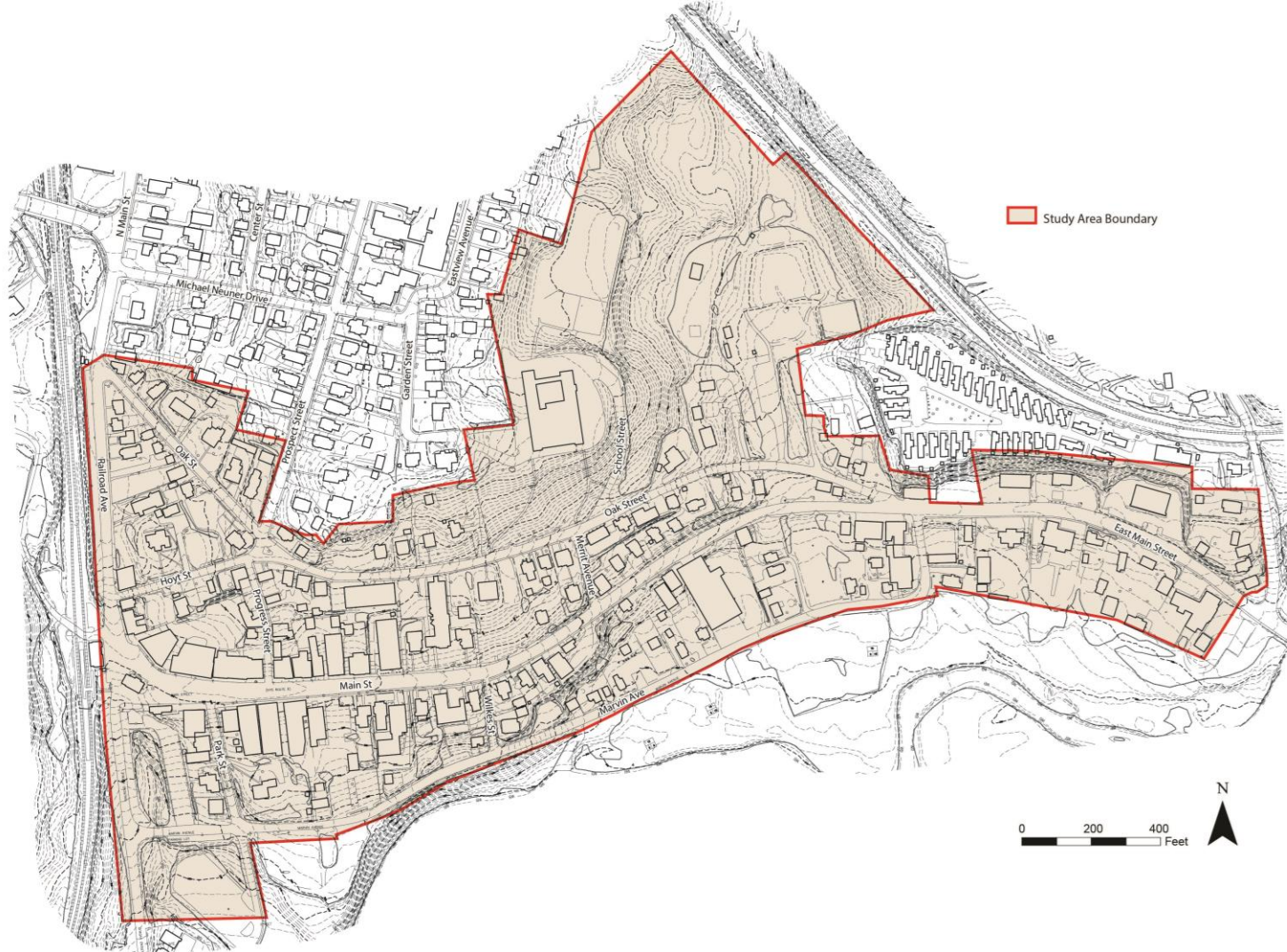
Potential Zoning Modifications

Blight Studies

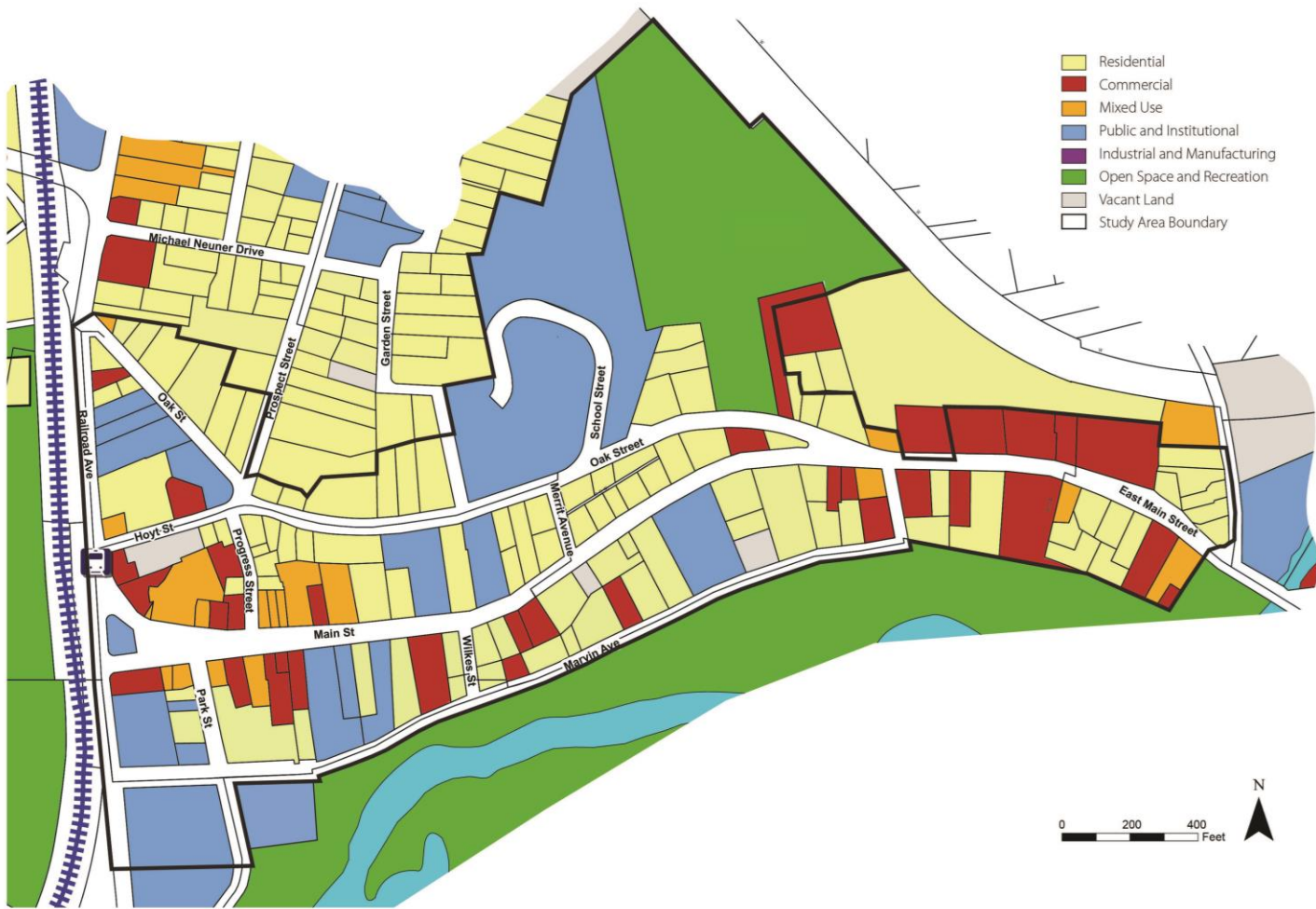


Aerial Site Location

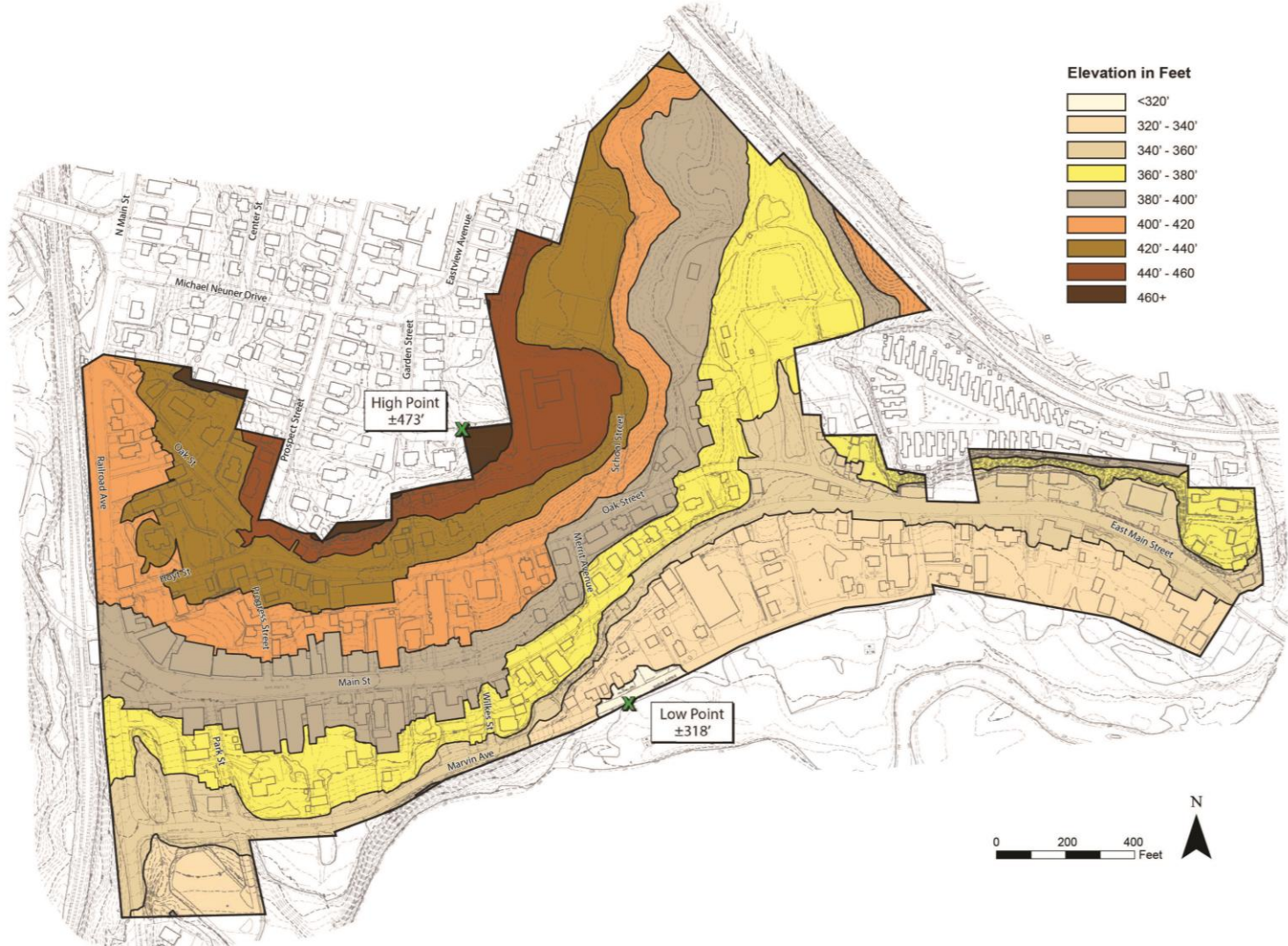
0 175 350
Feet



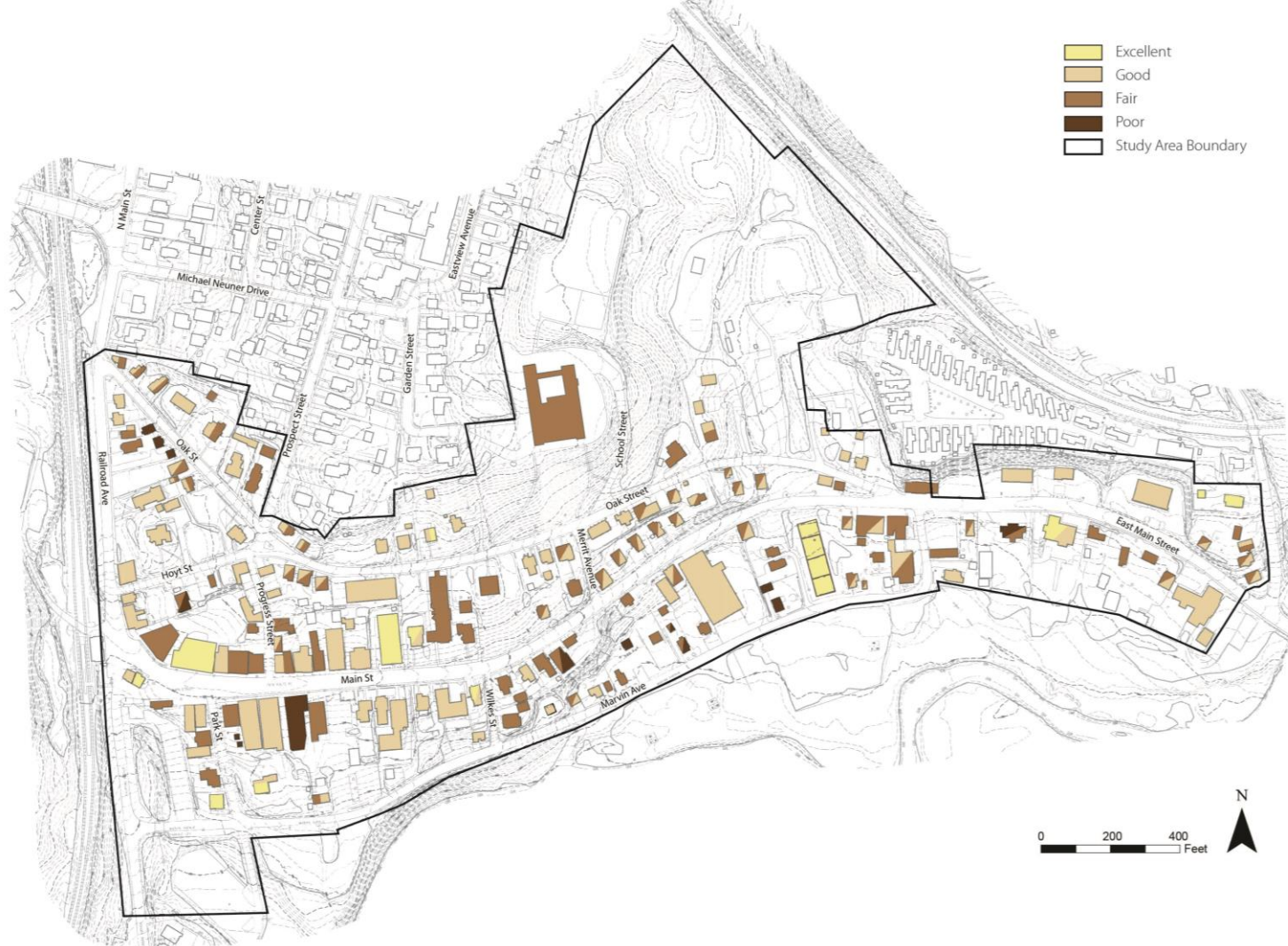
Urban Renewal Study Area



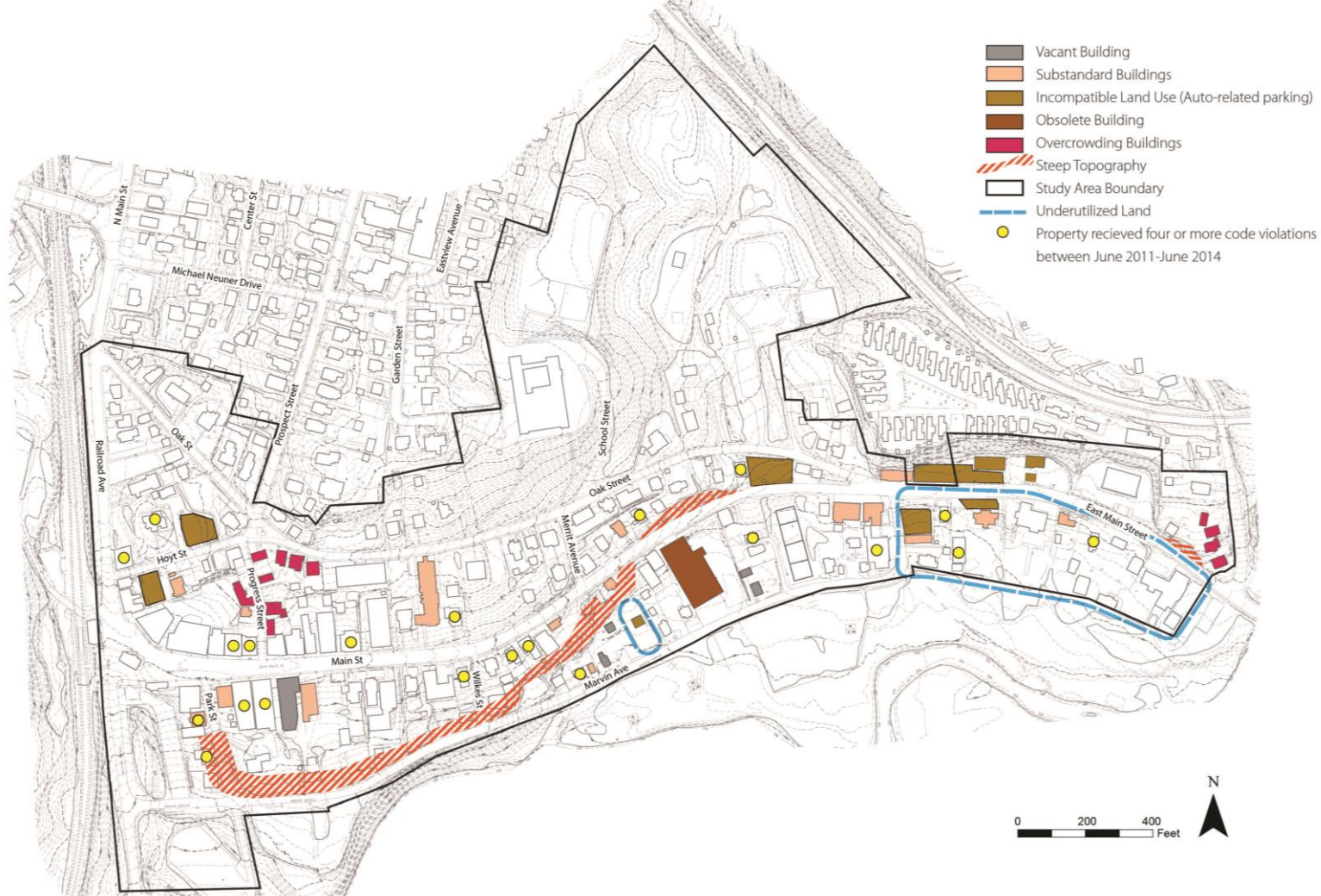
Existing Land Use



Topography



Building Conditions



Blighting Factors



Urban Renewal Study Area

- Incompatible land uses have established undesirable living conditions for abutting residents along Main Street.



Urban Renewal Study Area

- Some buildings on Main Street have enhanced the appearance on their front facades (left) but the sides (right) and rear of the buildings require similar upgrading.



Urban Renewal Study Area

- Obsolete buildings on Main Street include the defunct Cameo Theater (front above, and its side alley below).



Urban Renewal Study Area

- Land use incompatibility is evident on Main Street due to auto-related uses and the proximity of residences.



Urban Renewal Study Area

- Obsolete and inefficient buildings in the downtown, including the large Putnam County Archives Building.



Urban Renewal Study Area

- There is some vacant land along Main Street, however, the lack of development on this land is most likely due to its topography.



Urban Renewal Study Area

- Parcels on Main Street towards the intersection of Routes 6 and 22 are underutilized, containing lots with wide frontage and low building coverage.



Urban Renewal Study Area

- Continuous curb cuts and topographical conditions impact development patterns.



Urban Renewal Study Area

- Underutilized parcels towards the eastern end on Main Street. These parcels contain large setbacks from the lot line, which create undesirable site conditions.



Urban Renewal Study Area

- Buildings and sites on Marvin Avenue in need of upgrading and improvement.



Urban Renewal Study Area

- Vacant (left) and damaged (right) houses on Marvin Avenue present visual and functional problems.



Urban Renewal Study Area

- Housing on Oak Street in need of maintenance.



Urban Renewal Study Area

- Positive assets in Brewster includes its historic buildings (Town Hall and Train Station at left, Walter Brewster House at right).



Urban Renewal Study Area

- Churches and other institutions contribute to the historic character of Brewster.



Urban Renewal Study Area

- These churches and historic buildings have distinct architectural details.



Urban Renewal Study Area

- Four-story, mixed-use buildings are also highlights of Main Street near the Metro-North train station.



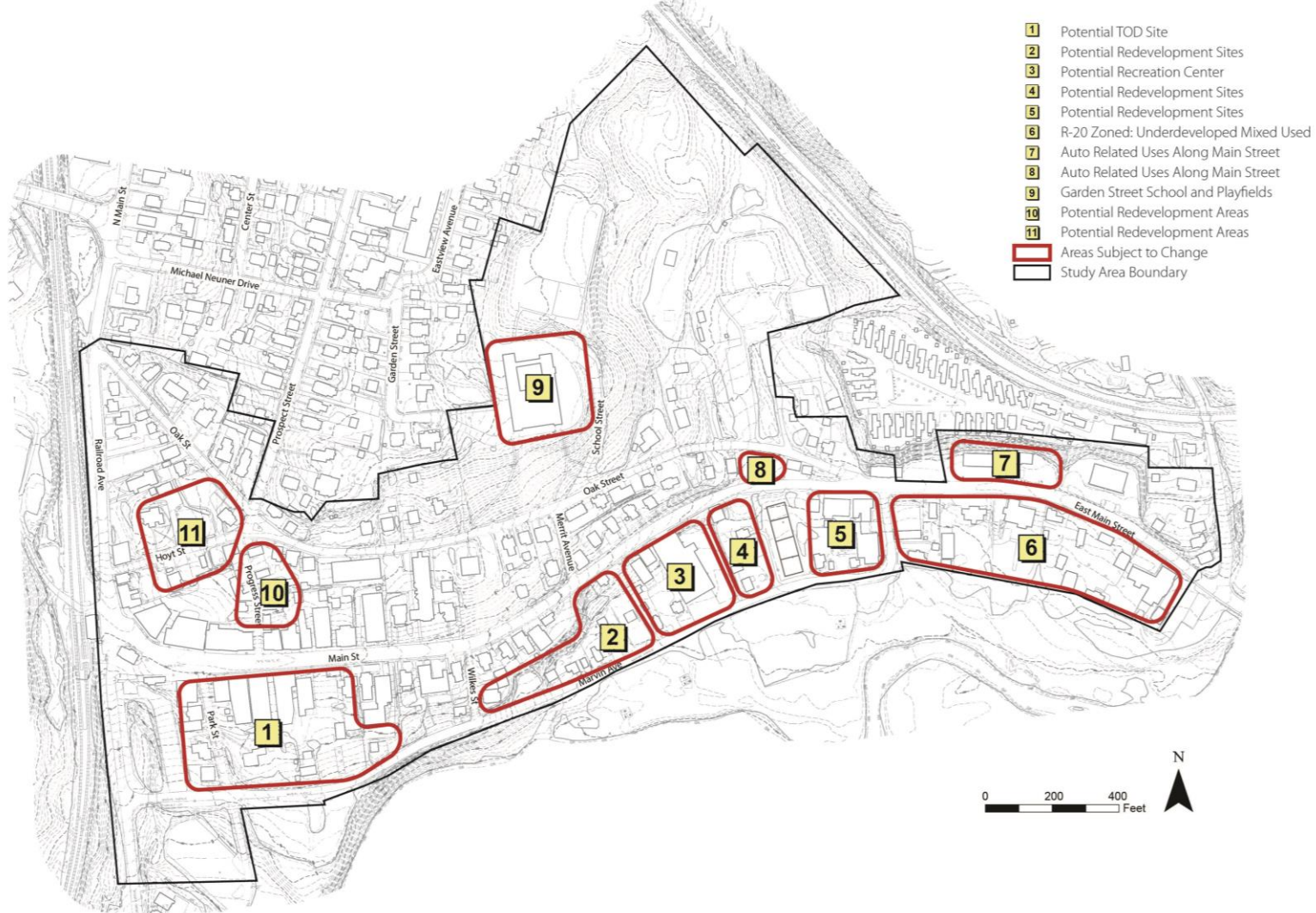
Urban Renewal Study Area

- Examples of recent development in the Study Area.



Urban Renewal Study Area

- Well maintained homes along Oak Street.



Areas Subject to Change



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